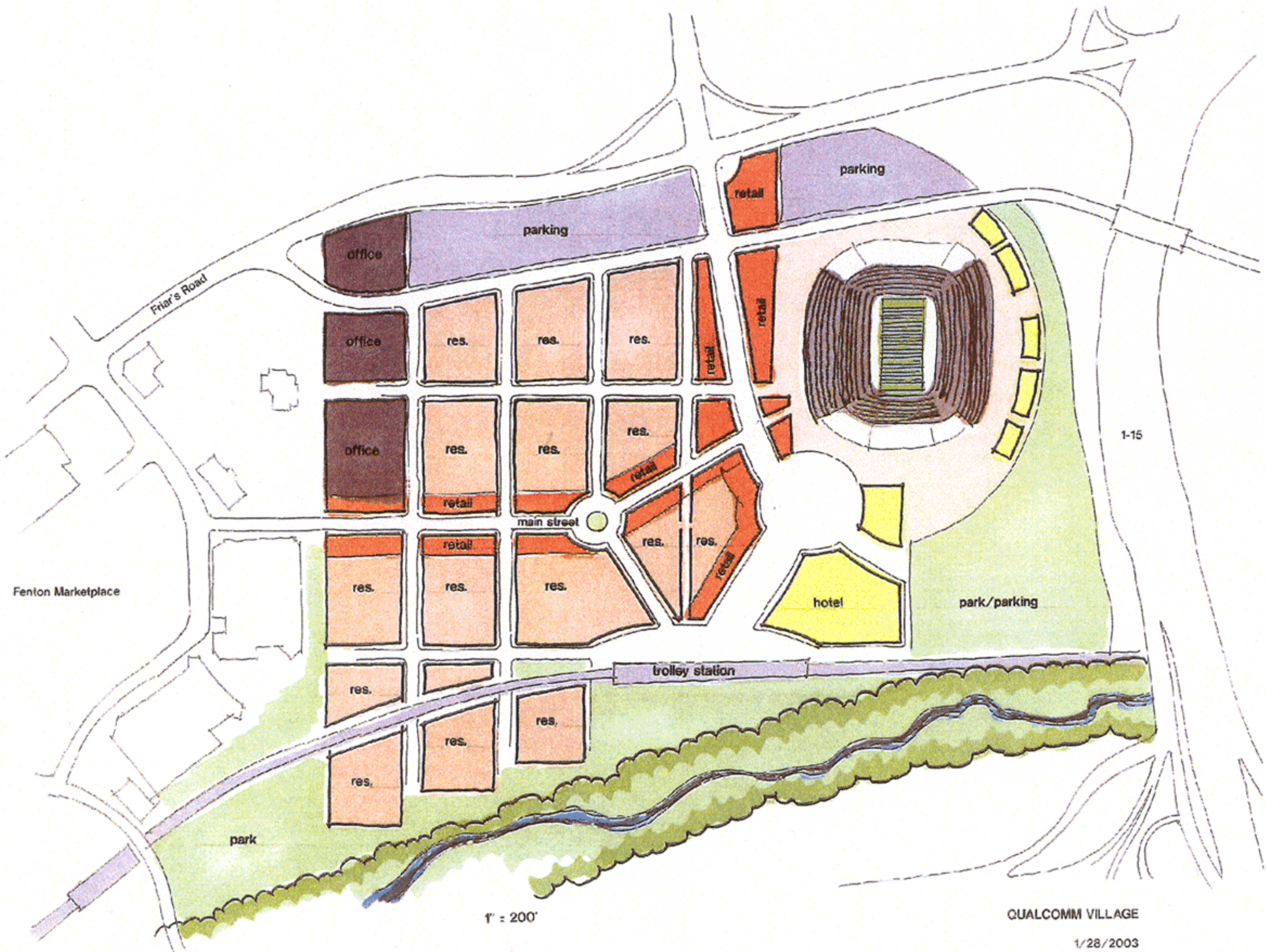


## **QUESTIONS / REQUESTS FROM TASK FORCE**

<b>TASK FORCE QUESTIONS / REQUESTS</b>	<b>CHARGERS' RESPONSE</b>
Provide a more detailed land use and parking plan.	Will be presented today.
Is the proposed density / use appropriate?	We can't say. We think the site can do more for San Diego. The land belongs to the people of San Diego. They should decide how it is used.
Provide more detail on developments costs and tax revenue assumptions.	Will be presented today.
What will the infrastructure cost?	Too early to say. A Community Facilities District may be used to finance these costs.
After development, will the new village pay for itself in terms of City services?	Yes, there are many ways the village can cover the cost of its fair share of City services.
What will be the City's share of property taxes?	We don't know. We should work together to assess the viability of a Redevelopment Project Area or an Infrastructure Financing District.
Provide more detail on project phasing.	Will be presented today.
How do we propose to address challenges presented by the time lag between financing and project completion? What are the City's financing costs?	We don't know. We will need to work with the City's financing experts to explore solutions and find answers.





1" = 200'

QUALCOMM VILLAGE

1/28/2003



January 24, 2003

**QUALCOMM STADIUM and URBAN VILLAGE - Alternative ONE**

**PRELIMINARY URBAN VILLAGE DEVELOPMENT SUMMARY -**

<b>Residential</b>	4 and 5 story wood structures over 1.5- level parking garage with ground-level retail at street frontage on "Main Street"  3166 DU @ 70 DU/AC (3,482,600 SF building area) <b>45 acres</b>  5,699 structured parking spaces (3,166 @ 2 per unit less 10% for transit corridor)
<b>Office</b>	4 -3.25 acre building sites with 14 story office buildings, 4 story parking garage and landscaped plaza  1,145,225 SF @ 2.0 FAR <b>13 acres</b> 3,436 structured parking spaces (3,818 @ 1 space/300 SF less 10% for transit corridor)
<b>Retail</b>	1-2 story integrated with residential and free-standing retail and parking associated with the stadium  323,875 SF <b>6.6 acres</b> 180,000 in mixed-use residential configuration and 143,875 @ .5 FAR 1,457 structured parking spaces (1,619 @ 1 space / 200 SF less 10% for transit corridor)
<b>Hotel</b>	10 - 15 story hotel with moderate 20,000 SF support facilities at grade level with a 3 story parking garage and landscaped courtyard  300 rooms <b>2 acres</b> 270 structured parking spaces (300 @ 1 space/room less 10% for transit corridor)

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<b>Total development acres</b>	<b>66.6 acres</b>
<b>Total structured parking spaces</b>	<b>10,862</b>

**COMMON AREAS**

Streets	20.4 acres
1,000 available surface parking spaces	
Park	9 acres.

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<b>Total common areas</b>	<b>29.4 acres</b>
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**STADIUM ASSOCIATED AREAS**

Stadium "footprint"	25 acres
Structured parking	12 acres
3,800 spaces in 3 level parking structures	
Surface parking	
3,000 parking spaces	20 acres
Plazas and open space	8 acres

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<b>Total stadium associated areas</b>	<b>71 acres</b>
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<b>TOTAL SITE AREA</b>	<b>166 acres</b>
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<b>TOTAL PARKING STRUCTURE SPACES</b>	<b>14,662</b>
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January 27, 2003

**QUALCOMM STADIUM and URBAN VILLAGE -Alternative TWO**

**PRELIMINARY URBAN VILLAGE DEVELOPMENT SUMMARY -**

<b>Residential</b>	23-3 to 23 story wood and concrete structures with surface and structured parking with ground-level retail at street frontage on "Main Street"	
	3,294 DU @ 62 DU/AC (4,139,250 SF building area)	<b>53 acres</b>
	5,883 structured parking spaces, 2100 surface spaces	
<b>Office</b>	6 building sites with 4 to 10 story office buildings, 4 story parking garages and landscaped plaza	
	600,000 SF @ 2.1 FAR	<b>6.6 acres</b>
	1,800 structured parking spaces	
<b>Retail</b>	1-2 story free-standing retail and first floor retail integrated with housing	
	230,680 SF	<b>4 acres</b>
	130,680 SF in mixed-use residential configuration and 100,000 SF freestanding	
	200 structured parking spaces, 300 surface spaces	
<b>Hotel</b>	4 and 10 story hotels with moderate 20.000 SF support facilities at grade level with a 3 story parking garage and landscaped courtyard	
	400 rooms	<b>3acres</b>
	400 structured parking spaces	
<hr/> <b>Total development acres</b>		<b>66.6 acres</b>
<b>Total structured parking spaces</b>		<b>8,283</b>
<b>Total surface parking spaces</b>		<b>2,400</b>

**COMMON AREAS**

Streets	20.4 acres
1,000 available surface parking spaces	
Park	9 acres.

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<b>Total common areas</b>	<b>29.4 acres</b>
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**STADIUM ASSOCIATED AREAS**

Stadium "footprint"	25 acres
Structured parking	12 acres
2,500 spaces in 2 level parking structures	
Surface parking	
3,000 parking spaces	20 acres
Plazas and open space	8 acres

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<b>Total stadium associated areas</b>	<b>71 acres</b>
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<b>TOTAL SITE AREA</b>	<b>166 acres</b>
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<b>TOTAL PARKING STRUCTURE SPACES</b>	<b>10,783</b>
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<b>TOTAL SURFACE PARKING SPACES</b>	<b>6,400</b>
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